047.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,900 / 973,900
					USE VALUE:	973,900 / 973,900
					ASSESSED:	973,900 / 973,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLI ARMIDA J
Owner 2:	
Owner 3:	
Street 1:	16 JEAN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FONG ARMIDA POLI-CARL C -
Owner 2:	-
Street 1:	16 JEAN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,072 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3201 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5072.000	511,800	4,400	457,700	973,900
Total Card	0.116	511,800	4,400	457,700	973,900
Total Parcel	0.116	511,800	4,400	457,700	973,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.25 | /Parcel: 304.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	33831
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!4036!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,800	4400	5,072.	457,700	973,900	973,900	Year End Roll	12/18/2019
2019	104	FV	392,000	4400	5,072.	486,300	882,700	882,700	Year End Roll	1/3/2019
2018	104	FV	392,000	4400	5,072.	354,700	751,100	751,100	Year End Roll	12/20/2017
2017	104	FV	367,000	4400	5,072.	309,000	680,400	680,400	Year End Roll	1/3/2017
2016	104	FV	367,000	4400	5,072.	263,200	634,600	634,600	Year End	1/4/2016
2015	104	FV	325,800	4400	5,072.	257,500	587,700	587,700	Year End Roll	12/11/2014
2014	104	FV	325,800	4400	5,072.	211,700	541,900	541,900	Year End Roll	12/16/2013
2013	104	FV	339,500	4400	5,072.	201,400	545,300	545,300		12/13/2012

PRINT

Date	Time
12/10/20	19:07:44

LAST REV

Date	Time
04/09/19	15:26:28
apro	
4036	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG ARMIDA POL	33796-396		10/3/2001	Family	1	No	No		
	15840-443		10/1/1984		184,500	No	No		Y

USER DEFINED

Prior Id # 1:	33831
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2011	895	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	Inspected	PH	Patrick H
11/28/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	372	PATRIOT
3/27/2000	Inspected	264	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/21/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5072		Sq. Ft.	Site		0	80.	1.13	1									457,730						457,700	

Total AC/HA: 0.11644 | Total SF/SM: 5072 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 457,730 | Spl Credit | Total: 457,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97802246
Const Adj.:	0.98000199
Adj $ / SQ:	162.939
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695328
Depreciation:	183567
Depreciated Total:	511762

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
1	5	2	
Totals			
2	14	6	

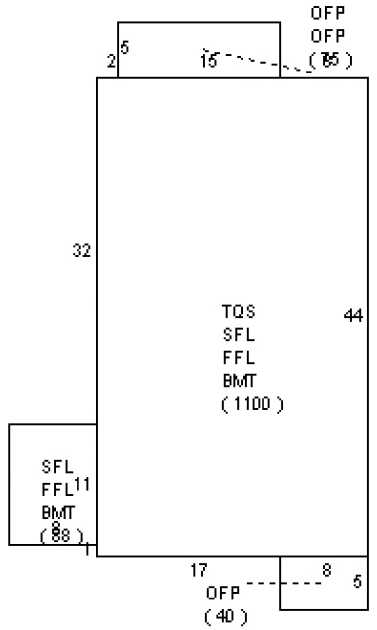
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.94
Special Features:	0	Val/Su Net:	111.77
Final Total:	511800	Val/Su SzAd	159.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	48.880	58,071
FFL	First Floor	1,188	162.940	193,571
SFL	Second Floor	1,188	162.940	193,571
TQS	3/4 Story	825	162.940	134,425
OFP	Open Porch	190	24.680	4,689

Net Sketched Area:	4,579			Total:	584,327
Size Ad	3201	Gross Are	4854	FinArea	3201

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1925	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400